

**MULTIPLE SPECIES CONSERVATION PROGRAM CONFORMANCE STATEMENT  
For PDS2015-TM-5599**

**APN 400-330-30-00**

**May 19, 2017**

**I. Introduction**

The proposed project (Project) is a Tentative Map to subdivide APN 400-330-30 into ten single family residential lots on a 2.84-acre parcel located on Terrace Hill. The site is located in the Lakeside Community Planning Area and is subject to the General Plan Regional Category Village. Zoning for the site is residential.

Impacts to 0.70 acres of non-native grassland are considered significant and will require mitigation at a 0.5:1 ratio. (See table 1)

Table 1. Impacts to Habitat and Required Mitigation

<b>Habitat Type</b>	<b>Tier Level</b>	<b>Existing On-site (ac.)</b>	<b>Proposed Impacts (ac.)</b>	<b>Mitigation Ratio</b>	<b>Required Mitigation</b>
Non-native grassland	III	0.7	0.7	0.5:1	0.35
<b>Total:</b>	--	0.7	0.7	--	0.35

The findings contained within this document are based on County records, staff field site visits and the Biological Letter report prepared by REC Consultants Inc. dated June 3, 2015. The information contained within these Findings is correct to the best of staff's knowledge at the time the findings were completed. Any subsequent environmental review completed due to changes in the proposed project or changes in circumstance shall need to have new findings completed based on the environmental conditions at that time.

The project has been found to conform to the County's Multiple Species Conservation Program (MSCP) Subarea Plan, the Biological Mitigation Ordinance (BMO) and the Implementation Agreement between the County of San Diego, the CA Department of Fish and Wildlife and the US Fish and Wildlife Service. Third Party Beneficiary Status and the associated take authorization for incidental impacts to sensitive species (pursuant to the County's Section 10 Permit under the Endangered Species Act) shall be conveyed only after the project has been approved by the County, these MSCP Findings are adopted by the hearing body and all MSCP-related conditions placed on the project have been satisfied.

## **II. Biological Resource Core Area Determination**

The impact area and the mitigation site shall be evaluated to determine if either or both sites qualify as a Biological Resource Core Area (BRCA) pursuant to the BMO, Section 86.506(a)(1).

**A. Report the factual determination as to whether the proposed Impact Area qualifies as a BRCA. The Impact Area shall refer only to that area within which project-related disturbance is proposed, including any on and/or off-site impacts.**

The Impact Area does not qualify as a BRCA since it does not meet any of the following BRCA criteria:

**i. The land is shown as Pre-Approved Mitigation Area on the wildlife agencies' Pre-Approved Mitigation Area map.**

The project site is outside of the Pre-approved Mitigation

**ii. The land is located within an area of habitat that contains biological resources that support or contribute to the long-term survival of sensitive species and is adjacent or contiguous to preserved habitat that is within the Pre-Approved Mitigation Area on the wildlife agencies' Pre-Approved Mitigation Area map.**

The project site is not adjacent to a preserved habitat and does not support sensitive species.

**iii. The land is part of a regional linkage/corridor. A regional linkage/corridor is either:**

- a. Land that contains topography that serves to allow for the movement of all sizes of wildlife, including large animals on a regional scale; and contains adequate vegetation cover providing visual continuity so as to encourage the use of the corridor by wildlife; or**
- b. Land that has been identified as the primary linkage/corridor between the northern and southern regional populations of the California gnatcatcher in the population viability analysis for the California gnatcatcher, MSCP Resource Document Volume II, Appendix A-7 (Attachment I of the BMO.)**

The project site is surrounded urban/developed land and is not part of a regional linkage.

**iv. The land is shown on the Habitat Evaluation Map (Attachment J to the BMO) as very high or high and links significant blocks of habitat, except that land which is isolated or links small, isolated patches of habitat and**

**land that has been affected by existing development to create adverse edge effects shall not qualify as BRCA.**

The project site does not contain very high or high value habitat.

- v. The land consists of or is within a block of habitat greater than 500 acres in area of diverse and undisturbed habitat that contributes to the conservation of sensitive species.**

The project site is 2.84 acres.

- vi. The land contains a high number of sensitive species and is adjacent or contiguous to surrounding undisturbed habitats, or contains soil derived from the following geologic formations which are known to support sensitive species:**
- a. Gabbroic rock;**
  - b. Metavolcanic rock;**
  - c. Clay;**
  - d. Coastal sandstone**

The site does not support sensitive species.

- B. Report the factual determination as to whether the Mitigation Site qualifies as a BRCA.**

The mitigation site for the project impacts is required to be within a county approved mitigation bank, therefore qualifying it as a BRCA.

### **III. Biological Mitigation Ordinance Findings**

#### **A. Project Design Criteria (Section 86.505(a))**

The project will not impact sensitive plant or animal species. Therefore Project Design Criteria and attachments G and H are not required.

### **IV. Subarea Plan Findings**

Conformance with the objectives of the County Subarea Plan is demonstrated by the following findings:

- 1. The project will not conflict with the no-net-loss-of-wetlands standard in satisfying State and Federal wetland goals and policies.**

Wetlands are absent from the site.

- 2. The project includes measures to maximize the habitat structural diversity of conserved habitat areas including conservation of unique habitats and habitat features.**

All conservation areas are off-site and will be purchased in an approved mitigation bank.

- 3. The project provides for conservation of spatially representative examples of extensive patches of Coastal sage scrub and other habitat types that were ranked as having high and very high biological values by the MSCP habitat evaluation model.**

Non-native grassland is the only habitat type that will be impacted, high and very high habitat types exist on the site.

- 4. The project provides for the creation of significant blocks of habitat to reduce edge effects and maximize the ratio of surface area to the perimeter of conserved habitats.**

All conservation areas are off-site and will be purchased in an approved mitigation bank.

- 5. The project provides for the development of the least sensitive habitat areas.**

Non-native grassland is the only habitat type that will be impacted, high and very high habitat types exist on the site. All conservation areas are off-site and will be purchased in an approved mitigation bank.

- 6. The project provides for the conservation of key regional populations of covered species, and representations of sensitive habitats and their geographic sub-associations in biologically functioning units.**

The project will not impact sensitive plant or animal species. Non-native grassland will be impacted by the project but the site location is surrounded by developed parcels. Mitigation for Non-native grassland habitat will be in an off-site mitigation bank which is part of a Biological Resource Conservation Area.

- 7. Conserves large interconnecting blocks of habitat that contribute to the preservation of wide-ranging species such as Mule deer, Golden eagle, and predators as appropriate. Special emphasis will be placed on conserving adequate foraging habitat near Golden eagle nest sites.**

The project will not impact sensitive plant or animal species. Non-native grassland will be impacted by the project but the project site is surrounded by developed parcels. Mitigation for Non-native grassland habitat will be in an off-site mitigation bank which is part of a Biological Resource Conservation Area. Wide-ranging species are not supported on the project site.

- 8. All projects within the San Diego County Subarea Plan shall conserve identified critical populations and narrow endemics to the levels specified in the Subarea Plan. These levels are generally no impact to the critical**

**populations and no more than 20 percent loss of narrow endemics and specified rare and endangered plants.**

The project will not impact sensitive plant or animal species. Non-native grassland will be impacted by the project but the site location is surrounded by developed parcels. Mitigation for Non-native grassland habitat will be in an off-site mitigation bank which is part of a Biological Resource Conservation Area. Critical populations and narrow endemics do not occur on the site.

**9. No project shall be approved which will jeopardize the possible or probable assembly of a preserve system within the Subarea Plan.**

The project site is surrounded by developed parcels and is not designated as PAMA.

**10. All projects that propose to count on-site preservation toward their mitigation responsibility must include provisions to reduce edge effects.**

On-site mitigation is not proposed.

**11. Every effort has been made to avoid impacts to BRCAs, to sensitive resources, and to specific sensitive species as defined in the BMO.**

The project will not impact sensitive plant or animal species. Non-native grassland will be impacted by the project but the site location is surrounded by developed parcels. Mitigation for non-native grassland habitat will be in an off-site mitigation bank which is part of a Biological Resource Conservation Area. Critical populations and narrow endemics do not occur on the site.

Frank Santana, Planning & Development Services  
May 19, 2017

# MSCP Designation For PDS215-TM-5599 Terrace Hill Drive Project, APN 400-330-30-00

